



Island County Planning and Community Development

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | www.islandcountywa.gov

Description and Background of 2023 Docket and Work Plan Items

2023 Priority Considerations & Carryover Items

Code Update – Boundary Line Adjustments, Boundary Line Corrections, Lot Combinations

Carryover from 2022, requires survey for BLAs, eliminates BLCs, and creates a permitting pathway for LCs similar to BLAs. Code also increases Large Lot Segregation minimum created parcel size requirements from ten acres to forty acres.

Ebey's Code Update

Carryover from 2022, Docket to finish the process and update Comprehensive Plan

SMP Update – 17.05A

Carry over from 2020-2022. Requires 60-day Commerce Approval, first possible Work Session November 2, 2022 placing the Public Hearing in December or January.

Comprehensive Plan Update (Grants/Preliminary)

Build scope of work for update. Inventory/Train Outreach and Public Participation Tools. Establish work program and schedule for Public Participation Plan.

Ebey's Design Guidelines

A multi-jurisdictional update of the Design Guidelines taking place with the Town of Coupeville. Follow up from Ebey's Code Update.

Buildable Land

Countywide Planning Policy Update of Buildable Lands Methodology: Include new buildable lands data and UGA revisions. Staff will draft Buildable Lands Analysis Guidelines and ensure that County and Municipal partners work with same data regarding numbers/maps, transportation, housing, and land use. Create a Growth Tracking System and Buildable Lands System along with a Buildable Lands Analysis that considers Review of Achieved Densities, Urban Capacity, Urban Capacity Needs, Needs vs. Supply, Reasonable Measures to meet capacity.

2023 Housing Package

Code Creation – 17.03.XXX Affordable Housing

Code section to house all affordable housing related items.

Code Creation – 17.03.XXX Short Term Rentals

Regulate housing stock for economic investment vs. housing need from Housing Implementation Plan.

Code Update – 17.03.180.E Density Bonus

Came up in relation to non-residential RAIDs and housing density to increase density for multi-family housing proposals that meet affordability requirements.

Code Update – 17.03.180.I Planned Residential Units (ADUs)

Originally discussed in relation to ADU code update, where concern was raised about Planned Residential Development receiving density bonus along with possibility of ADUs creating a further layer of density. Proposed in response to WEAN's considerations.

Code Update – 17.03.XXX RVs for Temporary and Emergency Use

Consider allowing for temporary and/or emergency use of RVs as dwelling units. If a moratorium were to be placed upon not allowing RVs as a dwelling unit, individuals could begin using RVs as dwelling units while staff works on updating the code. All Planning, Building, and Health Codes would still apply to placement of the RV unit. The moratorium would have to coincide with the Code update regarding RVs as dwelling units. The Code can be updated with no associated moratorium. Placing a moratorium on the current ban of using RVs as dwelling units may cause future compliance situations. Proposed by BOCC.

2023 Considerations – Others

Clinton Gateway

Ongoing process to work with Clinton area residents to create a Clinton Gateway, outreach efforts planned in October to receive community feedback on possible scenarios for Clinton's future.

AICUZ/APZ

Waiting until the dust settles on any pending litigation to bring final maps forward for adoption.

Code Update – 3.40 Public Benefit Rating System Full Update

Periodic Update meant to happen every three years.

Code Update – 17.03.260 Code Compliance

Create a Code Compliance Chapter to centralize code regarding Compliance situations. Currently Code Compliance code is in multiple sections. Also change language from "Enforcement" to "Compliance".

Land Development Standards

11.01-11.05 – Docketing for Public Works

Complete Streets – 12.XX – Docketing for Public Works

Coordinated Water System Plan Regional Supplement

Some updates have been proposed by the Water Resources Advisory Council to address the following items:

Timely and Reasonable – Not defined in current CWSP, but defined by State Law

Joint Use Facilities – Interties between systems

Receivership – In a worst case scenario the County could receive ownership of a failing water system if no other water system wanted to take over ownership. This risk exists whether or not the CWSP is updated.

2023 Considerations – Minor Code Updates

Code Update – 16.19.140 Land Use Notices and Procedures

Update code for digitally posting on Island County's website.

Code Update – 17.03.180.S Projections and Setbacks

Allowing Heat Pumps to project into side yard setbacks on the side of buildings on narrow lots in the shoreline.

Code Update – 17.03.01 Definitions Title

Placing all of the Definitions for ICC Chapter 17 in one location – all critical areas, shoreline and land use definitions, so definitions can be easily applied to each part

Code Update – 14.04A Addressing

Remove Public Works relationship to code, default postal codes to USPS preferences.